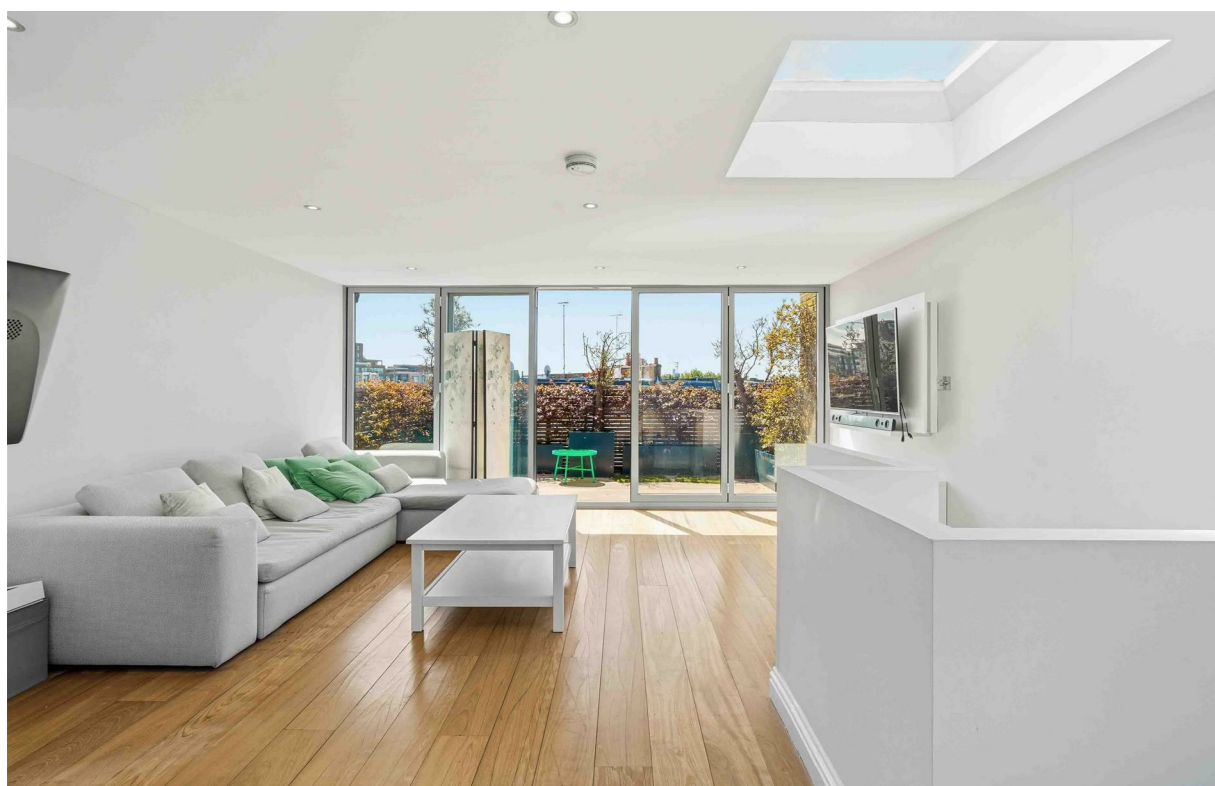


Moore Park Road

Guide Price £2,650,000

BRIK



Moore Park Road

£2,650,000

Freehold

5 BED

House - Terraced

0000

SQ FT

0000

SQ M

This impressive house is arranged over five floors and offers over 2,650 sq ft (246 sq m) of living space. The ground floor offers a wide entrance hallway, separate W.C, utility room and study with doors leading out onto a private walled garden. There is also access to the garage from the hallway. A central staircase leads up to an impressive reception room at the front with wood flooring, feature fireplace, and bespoke joinery, as well as two double doors leading onto a south facing balcony. There is a modern kitchen breakfast room to the rear with integrated appliances and an American style fridge freezer. The bedroom accommodation comprises five double bedrooms and three bathrooms, including a large principal bedroom with a dressing area and an en-suite bathroom. The top floor has been converted to create a fantastic reception room with two stunning roof terraces offering views over London.

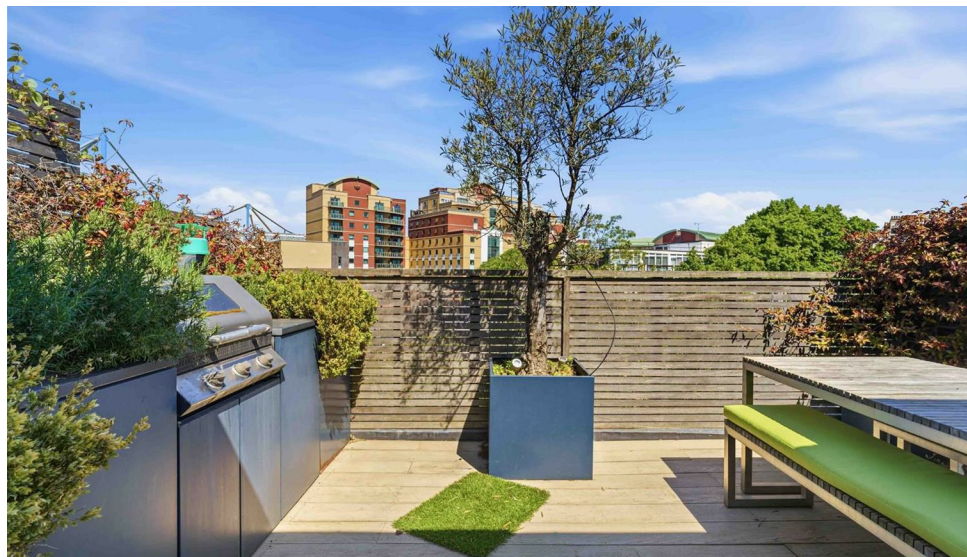
Moore Park Road is an attractive road in the coveted Moore Park Estate. The houses are also some of only a handful that look different to their Victorian cousins that make up the rest of Fulham, with their proximity to Chelsea. The area is not only one of the most desirable but also one of the most convenient, being located very close to Fulham Broadway with its shops, independent cafés, restaurants, and underground station (District Line, Zone 2). There is also a David Lloyd gym, Waitrose, and M&S Foodhall close by. The large open spaces of Eel Brook Common, as well as the chic bars, restaurants and galleries of Chelsea, boutiques of Knightsbridge, and the museums of South Kensington are only a short distance. This area is also spoilt with an array of excellent schools EPC rating - D

- 5 bedrooms
- 3 bathroom
- 2 Reception rooms
- Kitchen breakfast room
- Garden, roof terraces & Balcony
- Garage & off street parking
- Utility & Separate W.C
- Freehold
- Approx. 2,653 sq ft (246.46 sq m)
- Council tax band - H

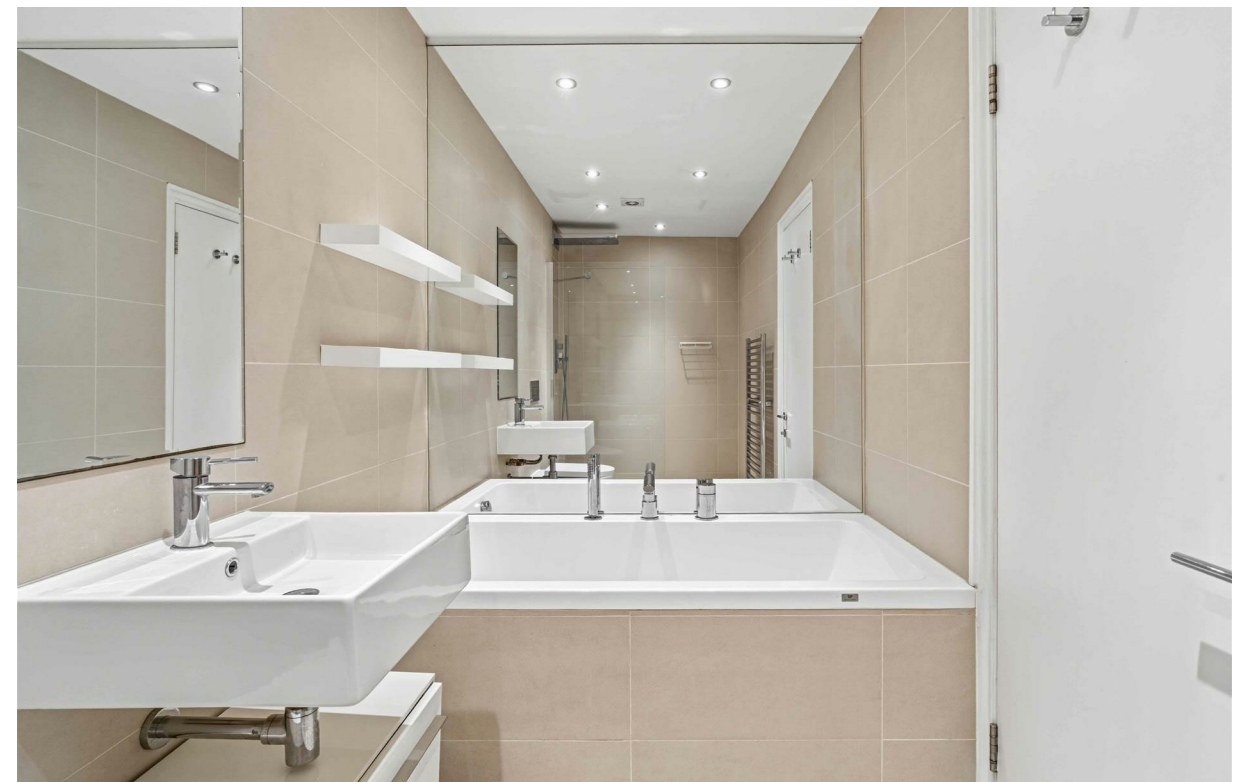
JAMES SIMS

020 7384 6790

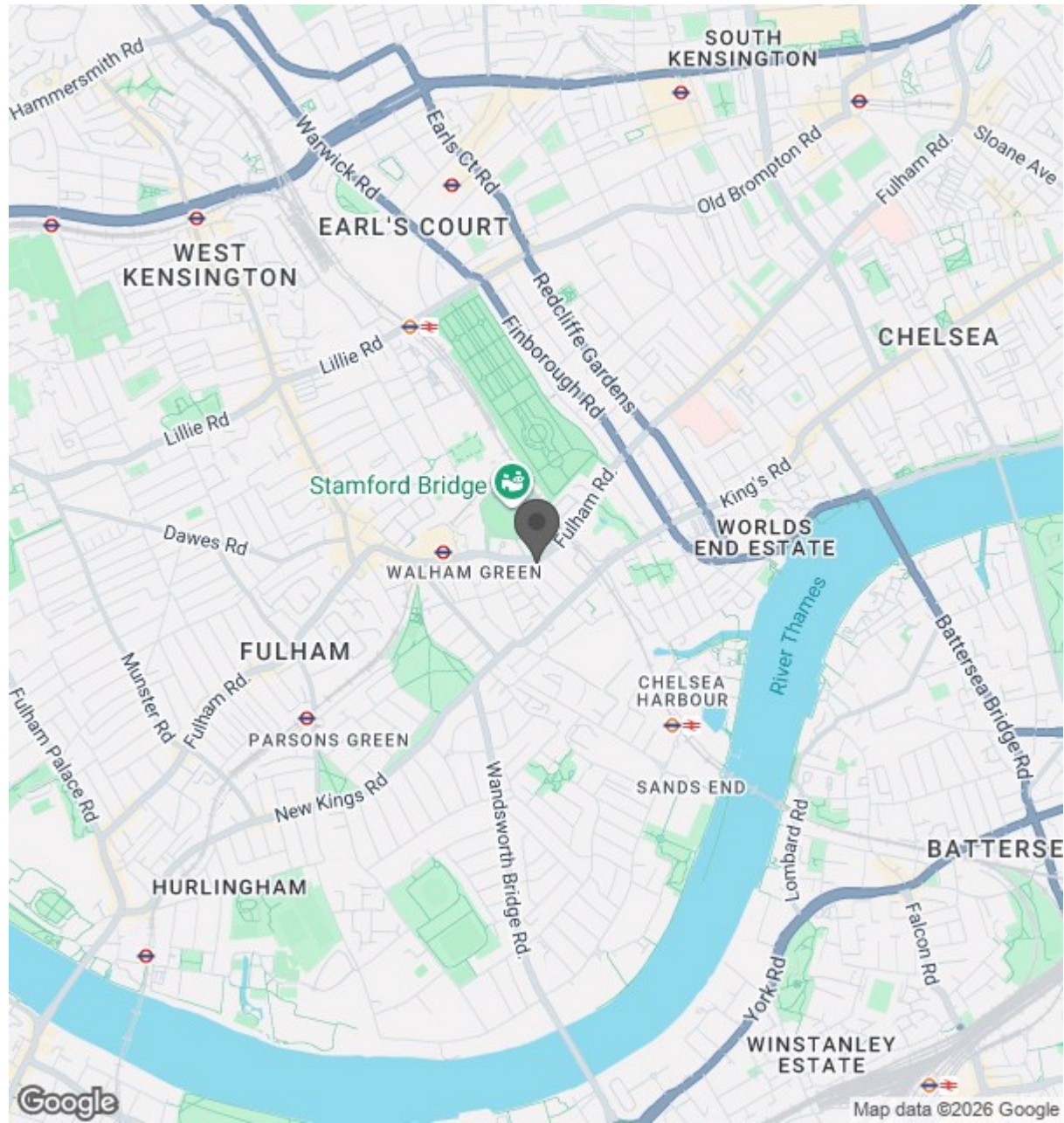
james@brik.co.uk







Location



BRIK

0000
SQ FT

0000
SQ M

Moore Park Road, SW6
Approximate gross internal area
246.46 sq m / 2653 sq ft

Key:
CH - Ceiling Height



Ground Floor
608 sqft



First Floor
593 sqft



Second Floor
585 sqft



Third Floor
585 sqft



Fourth Floor
282 sqft

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS standards.

Important notice Brik give notice that: all text, photographs and plans on these brochure are for guidance only and are not necessarily comprehensive; any areas, measurements or distances given are approximate; these details do not constitute part of an offer or contract and must not be relied upon as statements or representations of fact; it should not be assumed that the property has all the necessary planning permissions and building regulations approvals; we are not authorised to give any representations or warranties in relation to this property whatsoever; potential purchasers must satisfy themselves as to the correctness of all details by inspection or otherwise. Brik, 77 Parsons Green Lane, Fulham, London SW6 4JA Tel: 020 7384 6790 Email: hello@brik.co.uk